

BROKER/PROSPECTIVE BORROWER AGREEMENT
[FOR USE ONLY by Loan Servicers Providing Loan Modifications]

Prospective Borrower_____

Property Address_____

1. [Licensee], a loan servicer, acting in a brokerage capacity as defined by Vermont law 8 V.S.A. § 2200(12), under a pooling and servicing contract with the lender/investor of the Prospective Borrower's (s') mortgage loan, will provide the following services in assisting Prospective Borrower(s) to obtain a mortgage loan modification: [Describe the services that will be provided. For example: processing the loan modification application, validating information provided by the Prospective Borrower(s), reviewing the loan modification request in accordance with the lender/investors' guidelines and parameters]. [Licensee] is not the note holder. The decision to offer a mortgage loan modification may require the approval of the lender/investor.

2. [Licensee] represents the interests of Prospective Borrower(s) and the lender/investor while performing the above services. The services are consultative only. Prospective Borrower(s) will rely on his/her/their own judgment and information in deciding whether or not an offer to modify the Prospective Borrower's(s') mortgage loan best suits the Prospective Borrower's(s') needs and financial means. Prospective Borrower(s) is/are not relying on [Licensee] to make a decision.

3. [Licensee] will not be charging the Prospective Borrower(s) a fee or other compensation for arranging this loan modification. OR [Licensee] will be charging the Prospective Borrower(s) a fee or other compensation for arranging this loan modification. The fee will be \$_____, and [is/is not] refundable.

4. [Licensee] will not be receiving a fee or other compensation from the lender/investor for arranging this loan modification. OR [Licensee] will be receiving compensation from the lender/investor for arranging this loan modification. The fee that the lender/investor will pay [Licensee] on behalf of the Prospective Borrower(s) will be \$_____. The lender/investor may pass this fee along to the Prospective Borrower(s).

5. Prospective Borrower(s) and [Licensee] agree to the above terms and conditions. Prospective Borrower(s) authorize(s) the release of all information required by the lender/investor relating to the disposition and status of the mortgage loan modification request.

Prospective Borrower

Date

Prospective Borrower

Date

[Licensee]

Date